

036.A

0001

0016.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

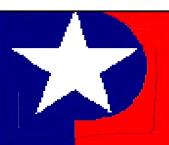
188,300 / 188,300

USE VALUE:

188,300 / 188,300

ASSESSED:

188,300 / 188,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		ARIZONA TERR, ARLINGTON

OWNERSHIP

Unit #: 5

Owner 1: DAVIS ALTON P III

Owner 2: DAVIS LUIGINA M

Owner 3:

Street 1: 306 SALEM RD

Street 2:

Twn/City: BILLERICA

St/Prov: MA	Cntry:	Own Occ: N
Postal: 01821	Type:	

PREVIOUS OWNER

Owner 1: DAVIS ALTON P III -

Owner 2: -

Street 1: 306 SALEM ROAD

Twn/City: BILLERICA

St/Prov: MA	Cntry:	
Postal: 01821	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Veneer Exterior and 582 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6011																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	188,300			188,300			124644
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/28/17		

PREVIOUS ASSESSMENT								Parcel ID	036.A-0001-0016.0		Date	I2959!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT		
2022	102	FV	188,300	0	.	.	188,300		Year end	12/23/2021	Date		
2021	102	FV	185,700	0	.	.	185,700		Year End Roll	12/10/2020	Time		
2020	102	FV	180,500	0	.	.	180,500	180,500	Year End Roll	12/18/2019	12/29/21		
2019	102	FV	166,300	0	.	.	166,300	166,300	Year End Roll	1/3/2019	22:20:17		
2018	102	FV	157,500	0	.	.	157,500	157,500	Year End Roll	12/20/2017	LAST REV		
2017	102	FV	146,700	0	.	.	146,700	146,700	Year End Roll	1/3/2017	Date		
2016	102	FV	146,700	0	.	.	146,700	146,700	Year End	1/4/2016	Time		
2015	102	FV	138,500	0	.	.	138,500	138,500	Year End Roll	12/11/2014	danam		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	2959
DAVIS ALTON P I		40957-546	9/22/2003	Family		1	No	No			
		19674-474	3/1/1989		78,000	No	No	Y			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/28/2017										Measured	DGM	D Mann
5/6/2000											197	PATRIOT

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	Building Number 2.																			
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																				
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																				
Foundation: 1 - Concrete		OthrFix:	Rating:	WSFlue:	Rating:																				
Frame: 1 - Wood		OTHER FEATURES				RESIDENTIAL GRID																			
Prime Wall: 8 - Brick Veneer		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																					
Sec Wall:	%	A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Roof Struct: 4 - Flat		Frpl:	Rating:	Other																					
Roof Cover: 4 - Tar & Gravel		WSFlue:	Rating:	Upper																					
Color: BRICK						Lvl 2																			
View / Desir:						Lvl 1																			
GENERAL INFORMATION				CONDOS INFORMATION				Lower																	
Grade: C - Average		Location: R - Rear		Totals	RMs: 3	BRs: 1	Baths: 1	HB																	
Year Blt: 1965	Eff Yr Blt:	Total Units:	Floor: 2 - 2nd Floor	REMODELING				RES BREAKDOWN																	
Alt LUC:	Alt %:	% Own:	0.781799972	Exterior:	No Unit	RMS	BRS	FL																	
Jurisdict:	Fact: .	Name:	5 - 6011	Interior:	1	3	1	0																	
Const Mod:		DEPRECIATION				Additions:																			
Lump Sum Adj:		Phys Cond: AV - Average	30. %	Kitchen:																					
INTERIOR INFORMATION				Economic:					Baths:																
Avg Ht/FL: STD		Special:	%	Plumbing:																					
Prim Int Wal: 2 - Plaster		Override:	%	Electric:																					
Sec Int Wall:	%	Total:	30.6 %	Heating:																					
Partition: T - Typical		CALC SUMMARY				General:																			
Prim Floors: 4 - Carpet		Basic \$ / SQ: 325.00		COMPARABLE SALES																					
Sec Floors:	%	Size Adj.: 1.53092778		Rate	Parcel ID	Typ	Date	Sale Price																	
Bsmnt Flr:		Const Adj.: 0.98931295																							
Subfloor:		Adj \$ / SQ: 492.234																							
Bsmnt Gar:		Other Features: 32704																							
Electric: 3 - Typical		Grade Factor: 1.00																							
Insulation: 2 - Typical		NBHD Inf: 0.85000002																							
Int vs Ext: S		NBHD Mod:																							
Heat Fuel: 3 - Electric		LUC Factor: 1.00																							
Heat Type: 6 - Elec Base/B		Adj Total: 271306																							
# Heat Sys:		Depreciation: 83020			Juris. Factor:		Before Depr:	418.40																	
% Heated: 100	% AC: 100	Deprecated Total: 188287			Special Features: 0		Val/Su Net:	323.54																	
Solar HW: NO	Central Vac: NO				Final Total: 188300		Val/Su SzAd:	323.54																	
% Com Wal	% Sprinkled																								
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 036.A-0001-0016.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:																								
Total Special Features:																									
Total:																									